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HYDERABAD, MONDAY, FEBRUARY 9, 2015.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(II)

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR
 CHANGE OF LAND USE FROM RECREATIONAL USE ZONE TO COMMERCIAL USE ZONE IN
 MADHAPUR VILLAGE, SERILINGAMPALLY MANDAL, RANGA REDDY DISTRICT.

[Memo No. 8992/I/2012-10, Municipal Administration and Urban Development (II), 6th February, 2015.]

The following draft variations to the land use envisaged in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, MA&UD Department, Dated:29.10.2001 which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variations will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Hyderabad - 500 022.

DRAFT VARIATION - I

The site in Sy,Nos.62/P, Plot No.1 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 752.40 Sq. Mtrs, which is presently earmarked for Recreational use zone in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, dt:29.10.2001 is now proposed to be designated as Commercial use zone.

SCHEDULE OF BOUNDARIES

NORTH	:	12.2 Mtrs wide road.
SOUTH	:	Plot.No.2.
EAST	:	12.2 Mtrs wide road which is proposed 24 Mtrs wide road in the Notified CDA Master Plan.
WEST	:	12.2 Mtrs wide road.

DRAFT VARIATION - II

The site in Sy,Nos.62/P, Plot No.20 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 929.62 Sq. Mtrs, which is presently earmarked for Recreational use zone in the Notified Master Plan of

Cyberabad Development Authority vide G.O.Ms.No.538, dt:29.10.2001 is now proposed to be designated as Commercial use zone.

SCHEDULE OF BOUNDARIES

NORTH : Plot.No.19.
 SOUTH : Plot.No.28.
 EAST : 12.2 Mtrs wide road
 WEST : Sy. No. 64 of Madhapur Village.

DRAFT VARIATION - III

The site in Sy.Nos.62/P, Plot No.3 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 836.00 Sq. Mtrs, which is presently earmarked for Recreational use zone in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, dt:29.10.2001 is now proposed to be designated as Commercial use zone.

SCHEDULE OF BOUNDARIES

NORTH : Plot.No.2.
 SOUTH : Plot.No.4.
 EAST : 12.2 Mtrs wide road which is proposed 24 Mtrs wide road in the Notified CDA Master Plan.
 WEST : 12.2 Mtrs wide road,

DRAFT VARIATION - IV

The site in Sy.Nos. 62/P, Plot No.4 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 836.00 Sq. Mtrs, which is presently earmarked for Recreational use zone in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, date:29.10.2001 is now proposed to be designated as Commercial use zone.

SCHEDULE OF BOUNDARIES

NORTH: Plot.No.3.
 SOUTH: 12.2 Mtrs wide road.
 EAST : 12.2 Mtrs wide road which is proposed 24 Mtrs wide road in the Notified CDA Master Plan.
 WEST : 12.2 Mtrs wide road.

DRAFT VARIATION - V

The site in Sy.Nos. 62/P, Plot No.5 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 836.0 Sq. Mtrs, which is presently earmarked for Recreational use zone in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, date:29.10.2001 is now proposed to be designated as Commercial use zone.

SCHEDULE OF BOUNDARIES

NORTH: Open Space (Park).
 SOUTH: Plot.No.6.
 EAST : 12.2 Mtrs wide road which is proposed 24 Mtrs wide road in the Notified CDA Master Plan.
 WEST : 12.2 Mtrs wide road.

DRAFT VARIATION - VI

The site in Sy.Nos. 62/P, Plot No.7 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 877.80 Sq. Mtrs / 1050.0 Sq. Yds, which is presently earmarked for Recreational use zone in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, date:29.10.2001 is now proposed to be designated as Commercial use zone.

SCHEDULE OF BOUNDARIES

NORTH: Plot.No.6.
 SOUTH: Plot.No.8.
 EAST : 12.2 Mtrs wide road which is proposed 24 Mtrs wide road in the Notified CDA Master Plan.
 WEST : 12.2 Mtrs wide road.

DRAFT VARIATION - VII

The site in Sy.Nos. 62/P, Plot No.10 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 919.60 Sq. Mtrs, which is presently earmarked for Recreational use zone in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, date:29.10.2001 is now proposed to be designated as Commercial use zone.

SCHEDE OF BOUNDARIES

NORTH : (Park) Open Space.
 SOUTH : Plot.No.11.
 EAST : 12.2 Mtrs wide road.
 WEST : Sy.No.64 of Madhapur Village.

DRAFT VARIATION - VIII

The site in Sy.Nos. 62/P, Plot No.13 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 501.60 Sq. Mtrs / 600.0 Sq. Yds, which is presently earmarked for Recreational use zone in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, date:29.10.2001 is now proposed to be designated as Commercial use zone.

SCHEDE OF BOUNDARIES

NORTH : Plot.No.12.
 SOUTH : Plot.No.14.
 EAST : 12.2 Mtrs wide road.
 WEST : Sy.No.64 of Madhapur Village.

DRAFT VARIATION - IX

The site in Sy.Nos. 62/P, Plot No. 11 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 418.06 Sq. Mtrs, which is presently earmarked for Recreational use zone in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, date:29.10.2001 is now proposed to be designated as Commercial use zone.

SCHEDE OF BOUNDARIES

NORTH : Plot.No.10.
 SOUTH : Plot.No.12.
 EAST : 12.2 Mtrs wide road.
 WEST : Sy.No.64 of Madhapur Village.

DRAFT VARIATION X

The site in Sy.Nos. 62/P, Plot No.12 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 501.60 Sq. Mtrs, which is presently earmarked for Recreational use zone in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, date:29.10.2001 is now proposed to be designated as Commercial use zone.

SCHEDE OF BOUNDARIES

NORTH : PLOT.No.11.
 SOUTH : Plot.No.13.
 EAST : 12.2 Mtrs wide road.
 WEST : Sy.No.64 of Madhapur Village.

DRAFT VARIATION - XI

The site in Sy.Nos. 62/P, Plot No.17 of Madhapur Village, Serilingampally Mandal, Ranga Reddy District to an extent of 506.61 Sq. Mtrs, which is presently earmarked for Recreational use zone in the Notified Master Plan of Cyberabad Development Authority vide G.O.Ms.No.538, date:29.10.2001 is now proposed to be designated as Commercial use zone.

SCHEDE OF BOUNDARIES

NORTH : Plot.No.16.
 SOUTH : Plot.No.18.
 EAST : 12.2 Mtrs wide road.
 WEST : Sy.No.64 of Madhapur Village.

The above (11) draft variations are subject to the following conditions:

- (a) The applicant shall pay Development charges to HMDA as per rules in force before issue of final orders.
- (b) The applicant shall pay balance processing fee to HMDA before issue of final orders.
- (c) If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
- (d) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- (e) The owners / applicants shall hand over the areas affected under the notified roads to the local bodies at free of cost.
- (f) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- (g) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission., and it must be ensured that the best financial interests of the Government are preserved.
- (h) The change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- (i) After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
- (j) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
- (k) The owners/applicant are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearance etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (l) The change of land use shall not be used as the proof of any title of the land.
- (m) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
- (n) The owner / applicant before undertaking development activity in the site under reference existing buildings should be demolished.
- (o) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (p) The applicant shall comply with conditions laid down in G.O.Ms. No. 168, dt.07.04.2012.

M.G. GOPAL,
Principal Secretary to Government.

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